

April 30, 2019

Sue Fuller Sears Holding Management Corp 3333 Beverly Road, BC-204A Hoffman Estates, IL 60179

**RE: 2018 CAM RECONCILIATION** 

Sears #49011-Butterfield Technology Center, Tucson, AZ

Dear Sue:

Enclosed please find a copy of the 2018 schedule for the reconciliation of the Common Area Maintenance and expenses for Butterfield Technology Center in Tucson, Arizona. During the reconciliation, we compare the previous calendar year's actual operating expenses with the amount each tenant was billed. Based on these numbers, we either bill for the shortfall in CAMS, or credit the overpayment and adjust the upcoming year's CAM payments to reflect the same.

During Calendar Year 2018, our records indicate there has been an underpayment of the estimated monthly NNN's and Insurance for the location referenced above. However, there is a balance owing on the account for outstanding property taxes. Below please find the total amount due:

Actual 2018 NNN	Expense (Jan - Dec)	\$86,010.86
	to Tenant (Jan-Dec)	\$83,725.80
Occupancy (Jan to		\$65,725.00
Amount of underpa	ayment	\$2,285.06
Rental Tax	0.5%	\$11.43
Subtotal:		\$2,296.49
2018 Insurance Ex	pense	\$6,765.38
Rental Tax	0.5%	\$33.83
Subtotal		\$6,799.21
2018 NNN and Ins	urance	\$9,095.69
Previous Outstanding	Balance due to underpayments of billed Amt	\$61,853.04
Total Now Due		\$70,948.73

<sup>\*</sup> See attached spreadsheet

The following is the breakdown showing the new estimated NNN adjustments and rental amount for your space, retro-active January 1, 2019:

2019 Tenant Ledger									
Month	Base Rent		Cam*	Sa	ıles Tax	Amount Due	Amount Paid	Balance	
January	\$ 46,666.67	\$	6,874.66	\$	267.71	\$ 53,809.04	\$ 53,809.03	\$ 61,511.22	
February	\$ 46,666.67	\$	6,874.66	\$	267.71	\$ 53,809.04	\$ 53,809.03	\$ 61,511.23	
March	\$ 46,666.67	\$	6,874.66	\$	267.71	\$ 53,809.04	\$ 53,809.03	\$ 61,511.24	
April	\$ 46,666.67	\$	6,874.66	\$	267.71	\$ 53,809.04			
Jan - Apr 2019 Cam adjust		\$	1,169.36	\$	5.85	\$ 1,175.21			
May	\$ 46,666.67	\$	7,167.00	\$	269.17	\$ 54,102.84			

<sup>\*</sup>Subject to the 2019 reconciliation.

Please forward a check in the amount of <u>\$ 10,270.90</u> to bring the account current. Additionally, please adjust your records to reflect the new monthly obligation shown above.

If you have any questions, feel free to call me at (520) 296-0200 or email <u>cassandra@larsenbaker.com</u>.

Sincerely,

Cassandra Cornforth Butterfield Technology Center, LLC Sue Fuller Sears Holdings Management Corp 3333 Beverly Road, BC-204A Hoffman Estates, IL 60179

RE:

MaxServ / Sears-4755 S. Butterfield

SEMI-ANNUAL BILLING - 1st Half 2018 PROPERTY TAXES

Dear Sue:

In accordance with the terms of your lease, we are required to bill you your proportionate share of the Real Estate taxes at Butterfield Technology Center. Please reference the breakdown of the amount due:

2018 Property Taxes	1st Half 2018
Parcel 132-20-029A	\$86,934.38
Parcel 132-20-040M	\$3,246.79
Sears Pro rata Share:	67.87%
Subtotal	\$61,205.19
Rental Tax (.5%):	\$306.03
Total due for 1st half taxes	\$61,511.22

Please make check payable to:

**Butterfield Technology Center, TIC** 

If you have any questions, please feel free to email me at <a href="mailto:cassandra@larsenbaker.com">cassandra@larsenbaker.com</a>.

Sincerely,

Cassandra Cornforth



February 28, 2019

Sue Fuller Sears Holdings Management Corp 3333 Beverly Road, BC-204A Hoffman Estates, IL 60179

RE: MaxServ / Sears #49011-4755 S. Butterfield

SEMI-ANNUAL BILLING - 2<sup>nd</sup> Half 2018 PROPERTY TAXES

#### Dear Sue:

In accordance with the terms of your lease, we are required to bill you your proportionate share of the Real Estate taxes at Butterfield Technology Center. Please reference the breakdown of the amount due:

2018 Property Taxes	2nd Ha	lf 2018
Parcel 132-20-029A	\$	86,934.38
Parcel 132-20-040M	\$	3,246.79
Protest Fees	\$	500.00
Sears Pro-rata Share:		67.87%
Subtotal	\$	61,545.31
Rental Tax (0.5%):		307.73
*Total due for 2nd half taxes	\$	61,853.04

<sup>\*</sup>Please submit payment no later than March 31st 2019.

Please make check payable to: Butterfield Technology Center, TIC 6298 E. Grant Rd., #100 Tucson, AZ 85712

If you have any questions, please feel free to call me.

Sincerely,

Cassandra Cornforth

PCT0913C \*\*\* 7000021483 00.0072.0235 21483/1 21483 1 AV 0.378 \*\*\* SCH S-DIGIT 85711

Please indicate the amount of your payment.

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BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% & FOODTOWN DEVELOPMENT CO LLC 41 2/3% 6298 E GRANT RD STE 100 TUCSON AZ 85712-5878





Delinquency Date Second Half Payment May 1, 2019

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Due March 1, 2019

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TOUR RECOND HATE BAXMENT

PIMA COUNTY		arizot order golferotten go blot e			
		18 PROPERTY TAX ST			ARIZONA
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STATE CODE #  BOOK MAP PARCEL	AREA CODE	PRIMARY TAX RATE PER \$100 ASSESSED VALUE	SECONDARY TAX R \$100 ASSESSED \	ATE PER IRE	RIGATION DISTRICT S PER ACRE
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	mandered and control of the second and second and the second and t		TAXES	2017 TAXES	DIFFERENCE
REAL PROPERTY	1,218,396	PIMA COUNTY PRI COUNTY ROAD PRI	49,583.84	48,847.23	736.61
PERSONAL PROPERTY		SCHOOL EQUAL	0.00 5,776.42	2,900.94 5,656.84	-2,900.94 119.58
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	0.00	TUSD SCH DIST SEC	6,401.45	6,329.86	71.59
NET PRIMARY PROPERTY TAX	145,866.37	JNT TECH ED SEC CEN ARIZ WTR SEC	609.20 1,705.76	580.19 1,624.53	29.01 81.23
SECONDARY PROPERTY TAX	28,002,38	PIMA CO FLD SEC	4,063.35	3,637.78	425.57
	20,002.30	LIBRARY DISTRICT FIRE DIST ASSIST	6,278.39 537.30	5,863.38 532.60	415.01 4.70
CAGRD MEMBER DUES	0.00		007.00	002.00	4.70
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BUTTERFIELD BUSINESS GENTER	LOTS 3.21 & 22	η,	∵ an46		
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#### **PAYMENT INSTRUCTIONS**

To pay the 1st half installment, send the 1st half coupon with your payment postmarked no later than Nov. 1, 2018. To pay the 2nd half installment, send the 2nd half coupon with your payment postmarked no later than May 1, 2019. The minimum acceptable payment is \$10 or 10% of the payment due, whichever is greater

BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% & FOODTOWN DEVELOPMENT CO LLC 41 2/3% 6298 E GRANT RD STE 100 TUCSON, AZ 85712-5878

Please make your check payable to: Pima County Treasurer and mail to:

Pima County Treasurer PO BOX 29011 Phoenix AZ 85038-9011



PLEASE INCLUDE YOUR STATE CODE NUMBERON YOUR CHECK

18 FIRST HALF PAYMENT

ue October 1, 2018

ount Due 86,934.38

nquency Date First Half Payment rember 1, 2018

Please fold on perforation before tearing. Return coupon with payment.



BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% & FOODTOWN DEVELOPMENT CO LLC 41 2/3% 6298 E GRANT RD STE 100 TUCSON, AZ 85712-5878



PCT0913C \*\*\* 7000021484 00.0072.0236 21484/1 21484 1 AV 0.378 \*\*\* SCH 5-DIGIT 85711

State Cpteto 9 Bd132 20 040M

Please indicate the amount of your payment.

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BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% & FOODTOWN DEVELOPMENT CO LLC 41 2/3% 6298 E GRANT RD STE 100 TUCSON AZ 85712-5878



Delinquency Date Second Half Payment May 1, 2019

3,246.79

**Amount Due** 

Due March 1, 2019

Attachment

Please fold on perforation before tearing. Return coupon with payment.

TOUR SECOND HALL PAYMENT

PIMA COUNTY	201	18 PROPERTY TAX STA	TEVENT		ARIZONA
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STATE CODE # BOOK MAP PARCEL 132 20 040M	AREA CODE 0100	PRIMARY TAX RATE PER \$100 ASSESSED VALUE 11.9720	SECONDARY TAX RAT \$100 ASSESSED VAI 2.2983		GATION DISTRICT \$ PER ACRE
ASSESSMENT	TAXABLE NET ASSESSED VALUE	JURISDICTION	2018 TAXES	2017 TAXES	DIFFERENCE
PERSONAL PROPERTY  2018 TAX SUMMARY  PRIMARY PROPERTY TAX  LESS STATE AID TO EDUCATION  NET PRIMARY PROPERTY TAX  SECONDARY PROPERTY TAX	5,447.74 0.00 5,447.74 1,045.84	PIMA COUNTY PRI COUNTY ROAD PRI SCHOOL EQUAL TUSD MAINT & OPER TUSD UNRES CAPITAL TUSD ADJACENT WAYS TUSD DESEGREGATION PIMA COLLEGE PRI COUNTY BONDS SEC TUSD SCH DIST SEC JNT TECH ED SEC CEN ARIZ WTR SEC PIMA CO FLD SEC LIBRARY DISTRICT FIRE DIST ASSIST	1,851.83 0.00 215.73 1,820.21 43.00 3.46 877.23 636.28 313.98 22.75 63.70 151.76 234.48 20.09	1,915.58 113.76 221.84 2,777.08 124.46 0.00 632.06 318.54 248.23 22.75 63.71 142.66 229.94 20.93	-63.75 -113.76 -6.11 -956.87 -81.46 3.46 877.23 4.22 -4.56 -9.15 0.00 -0.01 9.10 4.54 -0.84
TOTAL TAX DUE FOR 2018  BUTTERFIELD BUSINESS CENTER: \$266:27, BLK K	0.00   6,493.58   F	SEP 27 20 BY:		20.93	-0.04
CARLES ST.		TOTALS	6,493.58	6,831.54	-337.96

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BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% & FOODTOWN DEVELOPMENT CO LLC 41 2/3% 6298 E GRANT RD STE 100 TUCSON, AZ 85712-5878

Please make your check payable to: Pima County Treasurer and mail to:

Pima County Treasurer PO BOX 29011 Phoenix AZ 85038-9011



PLEASE INCLUDE YOUR STATE CODE NUMBERON YOUR CHECK

18 FIRST HALE PAYMENT

)ue October 1, 2018

nount Due

3,246.79

inquency Date First Half Payment vember 1, 2018

Please fold on perforation before tearing. Return coupon with payment.



BUTTERFIELD TECHNOLOGY CENTER LLC 58 1/3% & FOODTOWN DEVELOPMENT CO LLC 41 2/3% 6298 E GRANT RD STE 100 TUCSON, AZ 85712-5878



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18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 7 of 14 Invoice Attachment Page: 1

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712

(520) 296-0200

Invoice Number: 0000309-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration 847-286-7976 - fax

4th Qtr. Lieberts

Contact:

Customer Number: MAXSERV

Customer P.O.:

Ship VIA:

Terms: No Terms

Freight:

Sales Tax:

Invoice Total

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18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Attachment Page: 1

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000310-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration 847-286-7976 - fax Customer Number: MAXSERV

Customer P.O.:

Ship VIA:

Terms: No Terms

Sales Tax:

Invoice Total

0.30 **60.30** 

Contact:

**HVAC** 

m Code		Description	UM	Quantity	Price	Amount
100	CAM Charges					60.0
				94	Net Invoice:	60.00
4th Qtr. Suite 155					Freight:	0.0

Attachment Page: 1 18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 9 of 14 Invoice

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000311-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration

847-286-7976 - fax

Customer P.O.:

Ship VIA:

Customer Number: MAXSERV

Terms: No Terms

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Sales Tax:

Invoice Total

Contact:

**HVAC** 

n Code		Description	UM	Quantity	Price	Amount
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					Net Invoice:	2,289.0
4th Qtr. Main					Freight:	0.0

18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 10 of 14 Invoice Attachment Page: 1

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000329-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration 847-286-7976 - fax

Customer Number: MAXSERV

Customer P.O.:

Ship VIA:

Terms: No Terms

Contact:

em Code	Descrip	tion	UM Quant	ity Price	Amount
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				Net Invoice:	2,285.0
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				Invoice Total	2,296.4

18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 11 of 14 Invoice Attachment Page: 1

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000330-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings

**Customer Number: MAXSERV** 

Customer P.O.:

Ship VIA:

Terms: No Terms

attn: lease administration 847-286-7976 - fax

Contact:

Invoice Total

1,175.21

m Code	24110	Description	UM Quantity	Price	Amount
100	CAM Charges	9 CAM adjustment			1,169.3
	Jun- Apr 291	1 CAN GENTAL			
		2000 (2000) 2000)			
				Net Invoice:	1,169.3
				Freight: Sales Tax:	0.0 5.8

18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 12 of 14 Invoice Attachment

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000331-IN

Page: 1

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration 847-286-7976 - fax

Customer Number: MAXSERV

Customer P.O.:

Ship VIA:

Terms: No Terms

Contact:

Item Code		Description	NO.	Quantity	Price	Amount
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	Sec. Comments				Freight:	0.00
					Sales Tax:	307.73
	and the same of th			Invo	oice Total	61,853.04

18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 13 of 14 Invoice Attachment Page: 1

Butterfield Technology Center, TIC 6298 E. Grant Road, #100

Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000332-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration

Customer P.O.:

Ship VIA:

Customer Number: MAXSERV

Terms: No Terms

847-286-7976 - fax

Contact: tem Code Desemption Quantity Armount C-100 CAM Charges 6,765.38 2018 Insurance

> 6,765.38 Net Invoice: 0.00 Freight: 33.83 Sales Tax: Invoice Total 6,799.21

18-23538-shl Doc 3556-1 Filed 05/03/19 Entered 05/03/19 10:22:56 Pg 14 of 14 Invoice Attachment Page: 1

Butterfield Technology Center, TIC 6298 E. Grant Road, #100 Tucson AZ 85712 (520) 296-0200

Invoice Number: 0000289-IN

Invoice Date:

Salesperson:

Tax Schedule: COUNTY

MaxServ Inc.(Sears) c/o Sears Holdings attn: lease administration 847-286-7976 - fax

**Customer Number: MAXSERV** 

Customer P.O.:

Ship VIA:

Contact:

Terms: No Terms

61,511.22

n Code	0444.01	Description		UM	Quantity	Price	Amount
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						Net Invoice: Freight:	61,205.1 0.0